



# Property Description

Tastefully-presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. Set on a desirable cul-de-sac plot, in an established family orientated residential development in Musselburgh.

Comprises an entrance hallway, living room, kitchen/dining room, conservatory, four bedrooms, a large flexible study, an en-suite shower room, a family bathroom and a ground-floor WC.

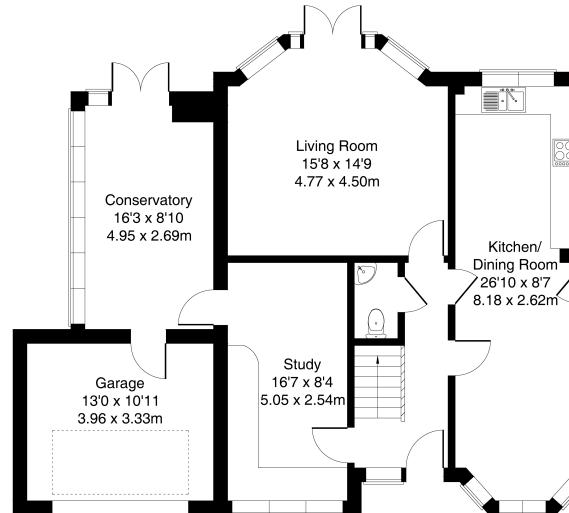
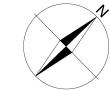
Features include a fitted kitchen with a full range of appliances, electrical storage heaters, and double glazing. In addition, there is superb storage including bedroom wardrobes and a loft.

This generous plot includes a garden and a driveway to the front, with a rear garden including a lawn, patios, a wood deck and an eclectic mix of planting, and well-maintained communal grounds.

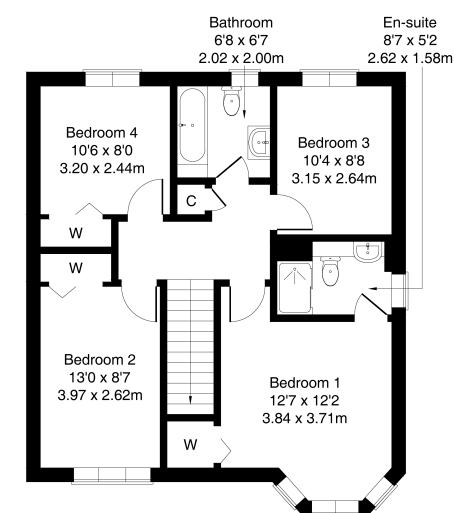
The welcoming entrance hall gives access throughout the ground floor, and opens onto the light and bright living room which features wood effect flooring, patio doors accessing the rear garden, and a wood burning stove. Set to the side, with dual aspect windows, the spacious kitchen/dining is fitted with contemporary units and worktops, a sink with drainer, a tiled surround and offers ample space for dining furniture. Appliances include an electric hob, double oven and extractor hood, and a freestanding fridge/freezer. Set to the front, a large flexible study offers space for a potential family room or fifth bedroom and gives access to the bright and generously sized conservatory; whilst a modern WC is set internally off the hall.

Upstairs, the master bedroom features a bay window, carpeted flooring, a built-in wardrobe and an en-suite shower room. Three further bedrooms are similarly well finished with wood effect flooring, and with a built-in wardrobe for bedrooms two and four. Completing the accommodation, set to the rear, the family bathroom is fitted with a three piece suite with a shower over the bath and tiled splash walls.

**mov<sup>8</sup> 6 Queen Margaret University, Old Craighall, Musselburgh, EH21 8SL**  
Approximate Gross Internal Area: (1690 sq ft - 157 sq m.)



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Musselburgh, also known as "The Honest Toun," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuters access into the heart of Edinburgh.





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0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ



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